

IV. DEVELOPMENT STANDARDS

The following standards and regulations are intended to assure that development of individual planning areas within Sycamore Highlands is consistent with the City of Riverside's intention for development of the area as expressed in the Sycamore Canyon Specific Plan. Sycamore Highlands Specific Plan, in replacing Sycamore Canyon Specific Plan for the Sycamore Highlands Property, contains within the following section specific development standards to guide and control development of the property. It should be noted that the standards that follow were determined utilizing the Sycamore Canyon Specific Plan Development Standards as a minimum. Where Sycamore Canyon Specific Plan standards are applicable, they have been included without alteration. In many cases, due to the more detailed level of planning for Sycamore Highlands, more detailed standards are included below.

As discussed in Section I.D. (Supporting documents/Subsequent Processing) of this document, implementation of Sycamore Highlands will utilize existing City Zoning regulations and, in some cases, the Planned Residential Development (PRD) provisions of the zoning ordinances.

The standards of the proposed underlying zones (shown in Figure I-3) and PRD requirements as contained in Title 19, Zoning and Riverside Municipal Code shall apply unless otherwise regulated by the Development Agreement or the following standards.

The standards presented below are separated into three categories: residential, commercial, and open space. Sycamore Canyon Specific Plan also contains standards under the headings of grading and design. These topics are covered under the three headings listed above.

Roadways shall be in conformance with the circulation plan, roadway cross-sections and standards contained in Section III.D. (Circulation) of this Specific Plan.

A. RESIDENTIAL DEVELOPMENT STANDARDS

1. General

- a.** As shown on Figure I-2, Sycamore Canyon Specific Plan allocated certain densities to certain areas of the majority of Sycamore Highlands. With additional site planning input, these densities were refined and extended to cover the annexation area not previously included in the Sycamore Canyon Specific Plan.
- b.** Farms, ranches, and the keeping of livestock for either commercial or private use is not permitted. No horses shall be permitted within Sycamore Highlands.



c. Since noise levels over the entire Plan area exceed community standards for residential use, developers are required to:

- ! utilize construction techniques to reduce interior noise levels below 45 CNEL as required by adopted City ordinance;
- ! notify prospective residents or tenants that exterior noise levels exceed community standards and the sources of noise; and
- ! have prepared an acoustical study for developments located near major roadways or freeways to determine if feasible measures exist to reduce noise from these sources and incorporate such measures in site and building design.
- ! include a clause in the Conditions, Covenants and Restrictions (CC&R'S) to be recorded on the property that "this project is located within five miles of March Air Force Base, an active flying installation, and is subject to frequent aircraft overflights at varying altitudes and at all hours."

d. All landscape and architectural plans must be reviewed by the City through the design review process whenever appropriate.

! **Landscaping Guidelines**

Special landscape treatment is recommended for streets, entry points, residential areas and buffer zones. Landscaping treatments suggested for residential areas are contained within the standards for individual residential categories that follow. Special landscaping treatments of entry areas, streetscapes and buffer/transition areas are described below.

" **Entry treatments** - Since the Plan area is designed as a planned whole, special treatments of entry points are important to reinforce that sense of "place". Ground-cover plantings and an entry monument sign flanked by massed tree plantings will serve to provide a portal effect as well as screen adjacent residences.

" **Streetscapes** - As shown on the Master Circulation Plan, and Roadway Cross-sections (Figures III-3A and III-3B) roadway right-of-way minimums for major and secondary streets have been increased above and beyond typical City minimums. Provisions are made for both bike trails and a meandering community trail.



Parkways and medians within the right-of-way and any adjacent slopes that orient to the street system should be landscaped in a cohesive fashion. Suggested plants for these areas are listed in Table IV-1.

- " **Buffer/Transition treatments** - Estate lots are proposed along much of the interface between Sycamore Canyon Park and the developed portions of Sycamore Highlands. Where these lots orient to Sycamore Canyon they should remain natural or should be returned to a natural condition as a buffer. Where streets or the park site abut Sycamore Canyon Park, buffering should include massed planting of trees and shrubs sometimes located on the berm. Buffer areas around the Canyon rim may utilize fire control landscaping to reduce the danger from wildlife fires on developed areas. Buffer areas outside of the estate lots and park site are to be retained in common ownership to be maintained by a homeowner's association or maintenance district.

Recommended plants for use in landscape treatment areas are detailed in Table IV-1. Guidelines for location and placement of plant materials are presented below.

- " Landform graded slopes shall be landscaped with groups of trees placed in swale areas to reflect natural conditions in which plants cluster in areas of high moisture.
- " Conventional slopes shall be landscaped to provide visual relief and to obscure the linearity and regularity of the conventional slope. Grouping of plant materials as well as the pattern and variety of plant materials can provide the desired effect.

In order to assure that those common open space areas not dedicated to City are adequately maintained, the subdivider of each project where common areas exist shall record a declaration of covenants, conditions, and restrictions (C.C.&Rs) to run with the land. Common open space areas to be governed by CC&Rs include, but are not limited to, drainage facilities, retarding basins, fire buffer zones, landscaped planning unit entry areas and recreation areas. The CC&Rs shall provide for:



- " Establishment of a property owners association which shall have the responsibility of hiring a private engineer to inspect all slope areas and drainage devices and to take whatever corrective measures are needed. Future owners of property within the Plan area shall become a member of the association and subject to a proportionate share of costs incurred.
- " Development of a general maintenance plan by a landscape architect for planted areas and buffer areas designed to reduce fire hazards and maintain visual quality. Maintenance activities under this plan shall be the responsibility of the homeowner's association or its members.
- " Establishment of a drainage device maintenance program including informing future owners of affected lots of their responsibility to maintain these devices.
- " Maintenance costs shall be the responsibility of the individual owners.

Medians, parkways, landscaped slopes orienting to the public streets, and the meandering trail along project collectors shall be maintained by the city under Maintenance Assessment District No. 88-1.

! **Architectural Design Guidelines**

The architectural style or design of individual developments is left largely to the discretion of the developer, subject to the design review provisions of the City's Municipal Code (Section 19.62).

The basic design principal for all developable sites within Sycamore Highlands is to reinforce the natural quality of the site and its relationship to major natural open space areas. Natural building materials and colors should be utilized whenever possible to harmonize with the surrounding land features.



Major & Secondary Streets

TREES:

Arecastrum romanzoffianum
Butia capitata
Cedrus atlantica
Cedrus atlantica 'Glaucous'
Cedrus deodora
Cinnamomum camphora
Erythea armata
Erythea edulis
Eucalyptus camaldulensis*
Eucalyptus citriodora*
Eucalyptus L. Macrocarpa 'Rosea'
Eucalyptus maculata*
Eucalyptus nicholii*
Eucalyptus polyanthemus*

Eucalyptus robusta*
Eucalyptus rudis*
Eucalyptus sideroxylon*
Eucalyptus viminalis*
Erythrina cristagalli
Ginkgo biloba 'Autumn Gold'
Grevillea robusta
Jacaranda mimosifolia
Koelreuteria bipinnata*
Liriodendron tulipifera
Magnolia G. 'Majestic Beauty'
Platanus acerifolia
Phoenix canariensis
Quercus agrifolia*
Sequoia sempervirens
Washingtonia robusta

Washingtonia fillifera

SHRUBS:

Photinia Fraseri 'Indian Princess'
Raphiolepis Indica 'Springtime'
Rhus ovata*
Xylosma congestum 'compacta'*

GROUND COVER:

Baccharis pilularis*
Hypericum calycinum*
Lantana camara 'Gold Mound'*

Minor Street & Community

TREES:

Callistemon citrinus*
Cupania anacardioides
Eucalyptus torquata*
Ginkgo biloba 'Autumn Gold'
Gleditsia triacanthos 'Aurea'
Jacaranda mimosifolia
Koelreuteria bipinnata*
Lagerstroemia indica
Liquidambar styraciflua
Liriodendron tulipifera
Magnolia G. 'Majestic Beauty'
Magnolia soulangeana

Melaleuca leucandendra
Pinus canariensis*
Pinus pinea*
Pittosporum rhombifolium
Pittosporum undulatum
Platanus racemosa
Platanus acerifolia Atriplex
cuneata
Platanus occidentalis
Prunus caroliniana
Prunus cerasifera
'Atropurpurea'
Prunus c. 'Krauter Vesuvius'
Pyrus calleryana

SHRUBS:

Agapanthus 'Peter Pan'
Arbutus unedo*
Feijoa sellowiana
Hemerocallis species
Prunus illicifolia*
Raphiolepis ovata
Viburnum macrocephalum
Xylosma congestum 'compacta'*

GROUND COVER:

Arctostaphylos species*
Trachelospermum jasminoides

Fire Control Landscape

CONTAINER:

Heteromeles arbutifolia*
Prunus lyonii*
Rhamnus alaternus*

HYDROSEED:

Atriplex canescens*
Cistus species*
Heteromeles arbutifolia*
Rhus integrifolia*
Rhus laurina*

FUEL BREAKS (HYDROSEED):

Atriplex canescens
Atriplex gardneri
Cistus albidus*
Cistus crispus*
Galanium species*

(*Denotes drought resistant plant material)

Table IV — 1:

Recommended Plants for Landscape Treatment Areas



Recommended building materials are those which provide a variety of interesting patterns and textures such as wood, ceramic tile, textured plaster, textured concrete and stone. Similar materials may be used for walls and fences. Colors recommended for walls, buildings and fences include earth tones such as brown, beige, tan, deep green, or charcoal grey. Recommended roofing materials are also those which add texture and visual interest within a limited range of colors, such as deep-tone flat clay tile, copper, wood shakes and shingles (only if treated to meet fire department standards).

Prohibited building materials include non-decorative concrete block, corrugated metal, and concrete masonry. Materials prohibited for walls and fences include chain link, unpainted gray concrete blocks, wood slats or “grape stakes”. Roof treatments using composition gravel roofing (where exposed to view) or sheet metal or corrugated metal are prohibited.

Within these general guidelines, many variations of design as well as additional choices of materials are acceptable. Each development will be subject to the Design Review process set forth in the City’s Municipal Code, Section 19.62 and evaluated under the general consideration of compatibility with the natural Canyon open space as well as any adjacent developments.

- e. The City Planning Department or Planning Commission of the City shall review grading plans for all areas where the slope of existing topography equals or exceeds 10%.

2. Estate Lots

- a. Estate lots shall be implemented using R-1-130 zoning and standards.
- b. Estate Lots should be graded only to accommodate roadway access and pad area for siting dwelling units, accessory structures, and fuel modification. Pad areas should be clustered wherever feasible to further minimize grading impacts. Naturally vegetated portions of estate lots will be located adjacent to Sycamore Canyon Park to act as a buffer from the developed portions of estate lots. Rear portions of each estate lot should be left in an ungraded state to satisfy buffer conditions. Landscaping in these buffer areas should use only appropriate plant species in a natural arrangement as required under the “Landscaping Guidelines” above (Section IV.A.1.e).



- c. The following grading and drainage techniques should be utilized whenever appropriate to protect the visual and wildlife values of Sycamore Canyon Park.

- ! **Varying Slope Ratios** - In order to create slopes which reflect the natural terrain, graded hillsides may have a variety of slope ratios, rather than the typical 2:1 ratio which creates a linear man-made appearance.
- ! **Drainage Devices** - Place drainage devices inconspicuously using swales or berms and landscaping to conceal the drain, particularly from public ways. Where concrete must be used for drainage devices, utilize tinted or treated concrete to resemble earth tones.
- ! **Building Siting** - Site buildings on gentle terrain wherever possible to minimize grading. Grading may also be minimized by fitting the building design to the slope using full split structures or partial split structures (different rooms or floors on different levels).
- ! **Contouring** - Where surface landform are altered, contour grading, varied slope ratios and smooth transitions between slopes shall be utilized to retain a natural appearance. Adopted City of Riverside grading policies describe contour grading and should be observed in preparing grading plans.
- ! **Landscaping** - Integration of landscaping into the landform and use of landscape to disguise grading are required but are discussed in greater detail in Section IV.A.1.e. above.
- ! **Stabilization** - To minimize erosion and siltation during construction, disturbed areas shall be stabilized in a timely manner through the use of annual grasses, temporary berming, on-grade drainage devices or other appropriate measures to minimize erosion and siltation during construction.

Drainage devices as needed to control runoff and minimize erosion are required. In addition, each development shall consider the effects of storm waters at periods of peak flow and provide for appropriate controls through the use of retention basins or similar devices.



3. Single Family Lots - Type 1

- a.** Type 1 lots will be implemented using R-1-65 zoning and standards.
- b.** Because portions of the Type 1 lots border the University City community to the north, additional standards regarding that edge condition shall apply. These standards are embodied in the diagrams in Figure IV-1, University City Edge Condition Standards. (For further details see EP-024-901).

4. Single Family Lots - Type 2

- a.** Type 2 lots will be implemented using R-1-65 zoning as a Planned Residential Development (PRD). PRD standards of the City's Zoning Ordinance shall apply except as noted in Table I-1, Variance Matrix and below:
- b.** Common open space requirements may be reduced from those typically required by the City's PRD ordinance. Such a reduction is justified due to the proximity of Sycamore Canyon Regional Park (133± acres of which are provided by the project), the provision of a neighborhood park site, and extraordinary landscaping, setbacks, and trails throughout the project.
- c.** All fronts yard landscaping shall be installed by the builder and shall be maintained by the individual owners.

5. Multi-Family Units

- a.** Multi-Family units shall be implemented using an R-3 zone. Multi-Family areas may be submitted as Planned Residential Developments (PRDs). PRD standards of the City's Zoning Ordinance would then apply in addition to R-3 standards. Exceptions to R-3 and PRD standards are contained in Table I-1, Variance Matrix and below:
- b.** Common open space requirements may be reduced from those typically required by the City's PRD ordinance. Such a reduction may be justified due to the proximity of Sycamore Canyon Regional Park (133± acres of which are provided by the project), neighborhood park and extraordinary landscaping, setbacks, and trails throughout the project.

The current requirements for useable (common) open space and private open space per the City's Zoning Code (Title 19) are as follows:



Useable Open Space

125 square feet per efficiency unit

250 square feet per bedroom for each unit having two or less bedrooms

500 square feet per bedroom for each dwelling unit having three or more bedrooms

Private Open Space

Each ground floor dwelling unit shall have a minimum private useable open space of two hundred fifty square feet enclosed by a solid wall or fence six feet in height and a rectangle inscribed within it shall not have a dimension less than ten feet. Not more than fifty percent of ground space may be covered by an overhang, balcony, or patio roof.

Variances are not granted nor implied by approval of this Specific Plan. Any variance request must be applied for with PRD and/or Tract Map submittals or under separate variance requests. They will be reviewed and considered during the approval process for those submittals.

All other R-3 and PRD useable and private open space requirements shall be as stated in the City's Zoning Ordinance.

- c.** All parking spaces provided in excess of City minimums may be designated as "Compact Parking" containing minimum dimensions of 7.5' wide by 15' long.
- d.** Travel aisles within parking bays shall be a minimum of 28' wide.
- e.** No separate parking for recreational vehicles shall be required.



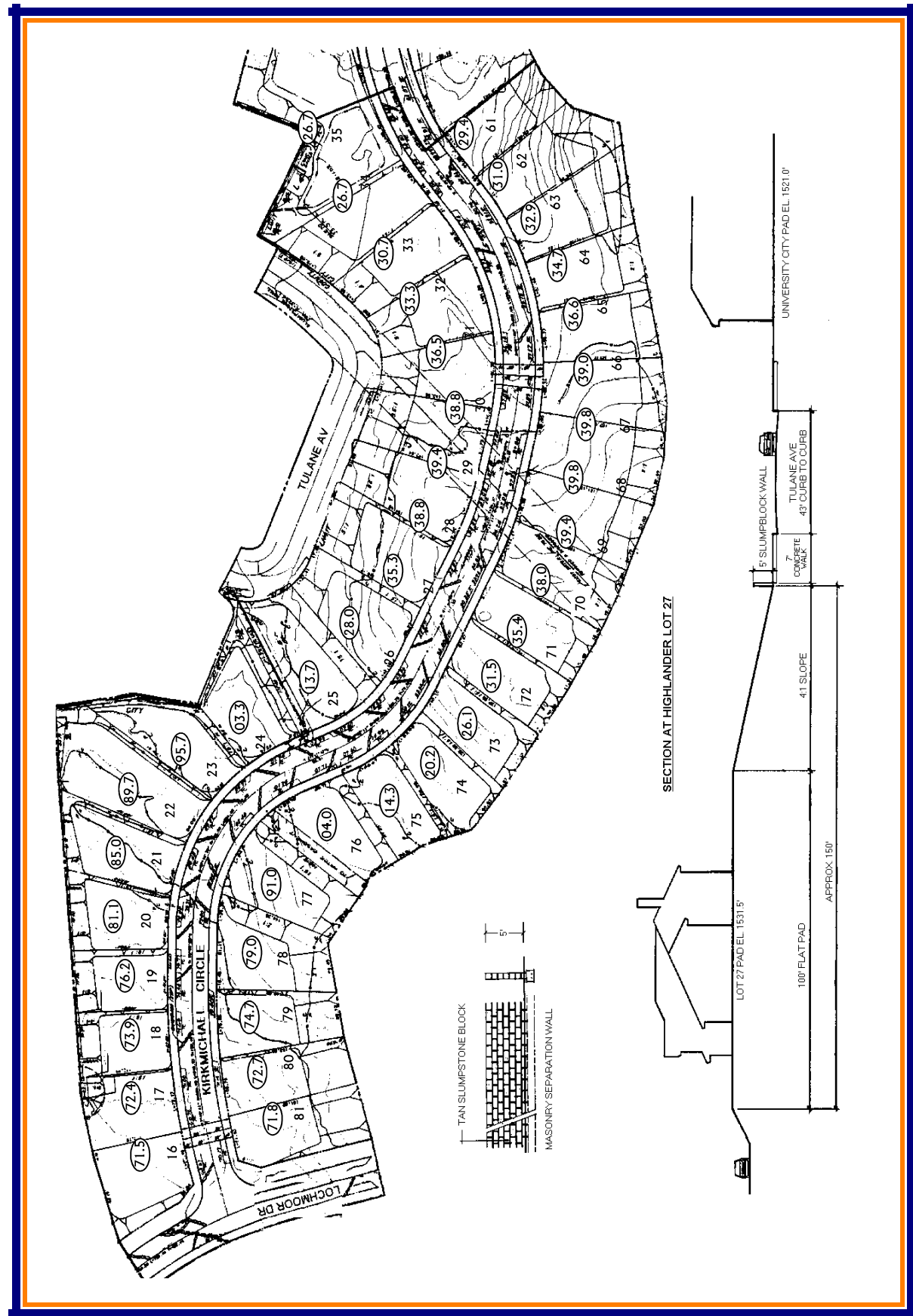


Figure IV — 1: University City Edge Condition Standards



B. COMMERCIAL DEVELOPMENT STANDARDS

1. The commercial sites shall be implemented using Restricted Commercial (C-2) zoning and standards except for Auto Center sites as noted below.
2. Standards including permitted use, building height, lighting, parking, and walls are detailed in the code and are not generally repeated within the Specific Plan.

This section will, however, describe briefly special requirements for the commercial area within the Specific Plan. Although the commercial sites are intended to serve primarily neighborhood residents, the sites have been given C-2 designations to provide some flexibility to the developer to respond to market demand. The commercial sites have the advantage of a prime location with freeway access and direct access to adjacent industrial areas as well as residential areas. To integrate this use at the level of quality proposed for surrounding uses, the following regulations are imposed:

- a. **Landscaping Materials** - The commercial developments shall incorporate landscaping materials and sizes consistent with those identified in Section IV.A..1.e.
- b. **Extent of Landscaping** - The commercial sites shall provide landscaping within parking areas of a least one 15-gallon tree for every 10 single row spaces or every 5 double row spaces. A minimum of 5% of that portion of the site devoted to parking shall be landscaped.
- c. **Building Design** - Commercial structures shall incorporate variations in building facade and roofline to reduce building mass to a scale consistent with surrounding residential areas.
- d. **Screening** - Building equipment (air conditioners, compressors, etc.) as well as storage areas shall be screened from public view.

C. AUTO CENTER DEVELOPMENT STANDARDS

The following uses shall be permitted in the Commercial-Automotive sites in lieu of those listed in the Zoning Ordinance.

1. **Uses Permitted By Right**
 - a. New and used vehicle sales.
 - b. Parking facilities for the use of employees and customers of auto dealerships.



2. Accessory uses permitted in conjunction with new and used vehicle sales:
 - a. Vehicle painting and body repairs within a completely enclosed building.
 - b. Vehicle servicing and parts sales.
3. Uses Permitted By a Conditional Use Permit

The following uses may be granted by Conditional Use Permit per Chapter 19.64 in the Municipal Code, subject to the applicable standards of the Sycamore Highlands Specific Plan, Title 19 of the municipal code and the location and site development standards enumerated below:

- a. **Automobile Service Stations.** All standards as detailed in Chapter 19.28.020 shall apply.
- b. **Automobile Service Centers.** Location and Site Development Standards:
 1. All standards as detailed in Chapter 19.34.020 shall apply.
 2. Tenant spaces shall be a minimum of 2,000 square feet gross leasable area.
- c. **Automobile Wash and Detailing Facilities.** Location and Site Development Standards:
 1. All washing, detailing and waxing operations shall be situated within completely enclosed buildings and openings to such buildings shall be screened from all street or freeway views.
 2. Drying operations may occur outside of a completely enclosed building, but such uses shall be screened from street and freeway views.
 3. The use shall not substantially increase noise levels beyond ambient levels at property lines.
- d. **Offices, Banks and Financial Institutions.** Additional Location and Site Development Standards:
 1. The use shall be designed at a scale consistent with nearby vehicle sales operations.



2. The use shall provide a service directly needed for vehicle sales.
 3. The use shall preferably be located on upper floors of a vehicle sales operation or in areas not readily usable for vehicle sales.
- e. **Restaurants, but excluding drive thru restaurants.**
- f. **Rental of automobiles, light trucks, vans and RV's.**
- g. **Other uses as provided in Section 19.64 of the Municipal Code** which, in the judgement of the Planning Commission, are similar to, compatible with and no more objectionable than any of those enumerated in this section may be permitted.
4. **Location Standards for All Uses Requiring a CUP within the Auto Center Specific Plan area:**
 - a. The use shall not functionally or visually disrupt entry monuments or vehicle sales frontages in the Auto Dealership District.
 - b. The use shall not substantially increase vehicular traffic or cause a hazardous condition for pedestrians or vehicle operators on streets in the Auto Dealership District.
 - c. The site shall be of adequate size and shape to accommodate the use along with all required yards, walls, parking landscaping and other site improvements.
 - d. The use shall not substantially block views into the Auto Dealership District.
 - e. The use shall not be disruptive to the existing or planned visual character of the Auto Dealership District.
 - f. The use shall not functionally or visually disrupt an area shown on the Sycamore Highlands Specific Plan for residential uses.
5. **Site Development Standards for All Uses Requiring a CUP within the Auto Center:**
 - a. The site shall not be less than one half acre in size and shall not have less than 100 feet of street frontage.
 - b. Conversion of residential structures shall not be allowed.



- c. Vehicle service bays shall be oriented away from street views or substantially screened from street views.
- d. Driveways shall be situated so as to minimize impacts on adjacent streets and new car businesses in the Auto Dealership District.
- e. Trash enclosure(s) shall be provided in accordance with the standards adopted by the Design Review Board.
- f. Landscaping shall be provided in accordance with all applicable standards of Title 19 of the municipal code, the Sycamore Highlands Specific Plan and Design Review Board standards.
- g. Signing shall be consistent with all applicable standards of Title 19 of the municipal code, the Auto Dealership District and Design Review Board standards.
- h. Quality of over-all design shall be equal to that required in the Auto Dealership District.

6. Building Height and Number of Stories:

- a. Maximum three stories in height and a maximum height of fifty-feet.

7. Vehicle Sales Display Area Street Frontages:

- a. All street frontages shall include a minimum 10-foot wide strip of landscaping. The 10-foot wide landscape strip may include the public parkway.

8. Parking Lot Street Frontages:

- a. Parking lot landscaped setbacks shall be as specified in the City Zoning Ordinance. (10-feet of landscaping for lots with 20 or fewer parking spaces; 15-feet of landscaping for lots with over 20 parking spaces, not including the public parkway).

9. Parking, Loading and Driveways

- a. Off-street parking and loading requirements shall be as per the City Zoning Ordinance, Chapter 19.74.
- b. Driveways shall be situated so as to minimize traffic impacts on adjacent streets and properties, both residential and commercial.



10. Signage

Due to the unique nature of the new and used vehicle dealerships, the following standards shall apply to any vehicle dealership within the Auto Center land uses in the Specific Plan:

Signs shall be consistent with all applicable standards of Chapter 19.76 of the Municipal Code, the Sycamore Highlands Specific Plan and Design Review Board standards.

a. Vehicle Dealer Identification Monument Signs

- ! Size and Number: The dealership shall be allowed one 21-square-foot, seven-foot high monument identification sign for each street frontage.
- ! Copy: The sign shall identify the dealership name on the top 2.5-feet of the monument sign and shall consist of a sheet metal fabricated cabinet painted metallic silver enamel with acrylic push thru letter with vinyl overlay and or formed dealer logo/name (see Figure IV-2). The bottom portion of the sign shall have engraved “City of Riverside.”
- ! Location: The sign shall be located along the dealership frontage as approved by the Design Review staff and shall be set in an area landscaped with low ground cover.
- ! Lighting: The sign copy shall be back-lit using 430 milliamp fluorescent tubes or as otherwise approved by Design Review staff.

b. Vehicle Dealer Building Mounted Identification Signs

- ! Size and Number: A maximum of two building signs shall be allowed on each building frontage oriented toward a street or freeway, driveway, parking area, or display lot, indicating vehicle brands, vehicle types, or the name of the dealership. Total square footage of all building mounted identification signs on each building frontage shall not exceed one-square-foot of sign per lineal foot of building frontage, up to a maximum of 200-square-feet for all signs combined with any one sign not exceeding 150-square-feet.
- ! Logos: Only one logo integrated into each building sign shall be permitted.



- ! Locations: Locations shall be harmonious with the building architecture as approved by the Design Review staff.
- ! Lighting/Sign Type: All building mounted identification signs shall be individually mounted channel letters. Exposed neon tubing is prohibited.
- ! Design: Design, colors and other details are subject to Design Review staff approval. No exposed raceways shall be permitted, unless required by a unique situation, subject to the approval of the Design Review Board.

c. Vehicle Dealer Directional Signs

- ! Size and Number:
 - " Freestanding directional signs: A maximum size of 12.5-square-feet with a maximum height of 5.5-feet. One per vehicle entrance or exit serving customer parking areas, vehicle service access, parts sales, used car sales, truck sales, or the like.
 - " Building mounted directional signs: A maximum size of 12-square-feet. One per building entrance or frontage providing access to vehicle service, parts sales, used car sales, truck sales or other dealer function.
- ! Copy: Directional copy shall be limited to the primary information required, such as "Used Cars", "Service", "Parts", "Customer Parking" and "Truck Sales"; and business identification in the form of the dealership name. One logo integrated into the directional sign shall be permitted.
- ! Location: Directional signs shall be located at the vehicle entrance or exit directly relating to the function identified, unless the Design Review Board determines additional signs are necessary to guide customers to the function identified.
- ! Lighting/Sign Type: Monument directional signs shall be back-lit with 430 milliamp fluorescent tubes or as otherwise approved by the Design Review staff. Building mounted directional signs may be lighted or non-lighted. The owner is encouraged, however, to use individual channel ~~or foam~~ letters consistent with building mounted dealer identification signs.



- ! Design Concept: Directional signs shall be consistent with the Dealer Signs in terms of Design, typeface, color, materials.

d. Auto Center Entry Monument Signs

- ! Size, Number and Location: One 21-square-foot and seven-foot high entry monument sign for each main entrance into the Raceway Auto Plex. One entry monument sign shall be provided at the southeast corner lot of Sycamore Canyon Court and Sycamore Canyon Boulevard and at the southeast corner lot of Box Springs and Sycamore Canyon Boulevards. The entry signs shall not be placed within the public right-of-way.
- ! Copy: The sign shall identify “Raceway Autoplex” on the top 2.5-feet of the monument sign and shall consist of a sheet metal fabricated cabinet painted metallic silver enamel with acrylic push thru letter with vinyl overlay (see Figure IV-3). The bottom portion of the sign shall have engraved “City of Riverside.”
- ! Lighting: Entry monument sign copy shall be back-lit using 430-milliamps fluorescent lighting.

e. Electronic Message Center Freeway Sign

- ! Size and Height: The maximum size for an electronic message center sign shall be 750-square-feet in are. The maximum size for the electronic message board portion of the sign shall be 300-square-feet or fifty percent of the overall sign area, whichever is smaller. The maximum height for an electronic message center sign shall be forty-five feet above the elevation of the freeway lane nearest to the sign location. However, the actual approved size and height of an electronic message center sign may be less than the maximum dimensions. The approved size and height shall be based upon a site specific study and a determination by the Design Review staff of the smallest size and the lowest height necessary to accomplish the criteria listed in Section 19.76.020 (B)(22)(g) of Title 19.
- ! Changeable Copy/Illumination: The sign shall have the capability of presenting variable message displays automatically by means of white incandescent lamps with each



individual lamp intensity not exceeding 10 watts to form patterns and/or words

- ! Freeway Orientation: The electronic message center sign shall be oriented toward and located no further than one-hundred feet from a freeway right-of-way. No other freeway-oriented signs shall be permitted within the auto center.
- ! Length of Display: Each display shall appear for a period of at least four seconds. Displays shall not be animated, appear in incremental stages or move across the changeable copy sign face. The sign shall remain blank (no message or display) for at least one second between displays. The software manufacturer and the software installer shall certify to the City that the software for the computer which controls the sign has been designed to and can only operate the sign at the approved on an off intervals.
- ! Display: The use of fluorescent colors, as defined in Section 19.76.140 of Title 19, shall be prohibited. Blinking, flashing, shimmering, glittering, rotating, oscillating or moving signs/displays, or whichever give the appearance of flashing, shimmering, glittering, rotating, oscillating or moving signs/displays shall be prohibited.
- ! Permanent Identification: The permanent identification on the sign shall be no more than two lines of copy.

f. Balloons, Pole Mounted “Product Identity” Banners and Pole Mounted Flags.

- ! Balloons smaller than 18-inches or less in diameter will be permitted only on Fridays, Saturdays and Sundays and national holidays.
 - " Balloons may be strung together, not to exceed 35-feet in height as measured from ground level and not closer than 25-feet to overhead power lines.
 - " Each individual vehicle dealer is responsible for the removal of all balloons, by the end of the day in which the balloons were authorized. The balloons shall not be cut loose to fly freely; and shall be deflated and discarded in a trash receptacle.
- ! Pole Mounted “Product Identity” Blade/Banner Combinations or Flags: “Product Identity” signs are to be mounted to



vehicle display lighting poles and may consist of a “blade”/“banner” combination or a flag style sign. The dealership is limited to one blade/banner combination or flag on every other lighting pole on the first row of lighting poles parallel to the street curb of the dealership. No product identity signs are permitted on any other poles.

" Blades shall contain a maximum size of 12-square-feet, suspended vertically over the vehicle sales lot, flush mounted to an on-site lighting pole and constructed of a high quality combination of metal and vinyl — minimum 12 ounce, number 10 duck canvas, or approved equal that can withstand strong winds.

" Banners shall have copy limited to the name of the dealership, the vehicle make or the vehicle model sold only. The maximum dimensions of the “banner” shall be two-feet wide by six-feet long, suspended vertically over the vehicle sales lot, flush mounted to an on-site lighting pole and constructed of a high quality combination of metal and vinyl — minimum 12 ounce, number 10 duck canvas, or approved equal that can withstand strong winds.

" Flags shall have copy limited to the name of the dealership or the vehicle make only. The maximum dimensions of the “flag” style sign shall be three-feet wide by six-feet high mounted on the top of the lighting pole and shall be constructed of a high quality combination of metal and vinyl — minimum 12 ounce, number 10 duck canvas, or approved equal that can withstand strong winds.

! “Blade”, “Banner” and “Flag” style product identity signs are to be maintained in good repair at all times.

! Prior to installation of the banner/blade combination or flags the dealership owner shall establish a criteria to be approved by the Design Review Board to promote consistency in design and colors used on the blade/banner combination and flags.

g. Special Events, Including Signs and Attention Attracting Devices

! Special Events shall be limited to periods of time as specified herein, the dealer may conduct special events incidental to new and used vehicle sales and advertise those events with more festive special event signing and attention attracting devices under the provisions of a temporary use permit (TUP) as defined under 19.69 of the Municipal Code. In the absence of a temporary use permit, all signing and attention attracting devices shall be in conformance with all other aspects of the



Sycamore Highlands Specific Plan and the Riverside Municipal Code (19.76).

" Time Limits: Special events shall be allowed a maximum of four times per each calendar year, with each event not to exceed 24 days with a minimum of thirty days between events.

! The following uses and signing are permitted with a Temporary Use Permit (TUP), provided all such uses, signs and devices shall be wholly contained within the private properties of the dealership:

" Tents: Tents shall be allowed as permitted by the Building Division and the Fire Department.

" Other Promotional Activities: Other promotional activities including such activities as food carts, pony rides, children's bouncers, search lights, etc., to be setup on the dealer's property so as to not block the view of pedestrians or vehicles in the public right-of-way shall be allowed as permitted by Chapter 19.69, Temporary Use Regulations.

h. Prohibited Signing and Attention Attracting Devices:

! Except as allowed by Chapter 19.76, flags, pennants, "snow cone" style banners, sandwich boards, streamers, balloons larger than 18-inches, inflatable objects or statuary, roof top balloons and any other attention getting device not specifically listed in this section of the Sycamore Highlands Specific Plan are prohibited.

i. Non-Commercial Signs

! Generally non-Commercial signs are permitted wherever other signs are permitted and are subject to the same standards and total maximum allowances for a site of each sign type specified in this Specific Plan.

j. Landscaping

Landscaping shall be provided in accordance with all applicable standards of Title 19 of the Municipal Code, the Sycamore Highlands Specific Plan and Design Review Board standards.



Auto Display Areas

- ! The intent is to provide an attractive and dramatic setting for the display of vehicles. The display of vehicles shall remain the focal point, while the landscaping will be used to provide a setting of beauty and visual interest.
- ! The landscape strip may include portions of the public right-of-way not needed for parking, travel ways, and sidewalks.
- ! Meandering sidewalks may bisect the landscape strip provided the net total landscape area is 10-feet in depth measured perpendicular to the curb. The 10-foot dimension may be separated into two 5-foot wide areas where appropriate.
- ! Block walls shall not be used to visually separate the sidewalk and landscape strip.
- ! Minimal to no landscaping may be provided in the vehicle storage area to prevent damage to vehicles.
- ! Where feasible, the landscape area shall be at or above the grade of the sidewalk.
- ! Isolated new car vehicle display pads may be located within this landscape area.
- ! The landscape statement shall achieve a decisively qualitative change in material and texture from the concrete sidewalk.
- ! The emphasis should be on low mounded turf, with accents of ground covers, annual flowers, low shrubs, clusters of trees and hard landscape features, such as bollards, decorative paving display pads and the like.
- ! Both hard and soft landscape features shall be used within dealership properties. Hard features include various kinds of surface paving materials, walls, planter boxes, terraces, automobile display podiums, pads, and pavilions.
- ! Soft features include grasses, seasonal bedding plants, living ground cover, shrubs, hedges, vines, and trees.
- ! Small manicured trees can be used to highlight or offset a podium; bedding plants can soften the edges of terraces and walkways, and serve as an appropriate transition to lawn



areas; and tall, narrow shrubs, evenly spaces, can enrich the appearance of a divider screen.

- ! Because a dealer's outdoor driveways, parking and sales lot areas almost always are surfaced with some type of asphalt material it is recommended that terraces, walkways, show-room floors, and other hard surface pedestrian areas be finished with distinctive paving materials. For example, a podium or terrace could be finished with quarry tile, or pedestrian walkways could be finished with an aggregate surface.

D. OPEN SPACE DEVELOPMENT STANDARDS

1. 133± acres, as shown in Figure III-1 are and shall be included within Sycamore Canyon Park. Ownership and maintenance responsibility for this property shall transfer to the City concurrent with the first phase of development according to the terms of the Development Agreement and the "Exchange Agreement" for Lochmoor Drive (under EP-020-956, EP-24-901 & EP-039-890) that accompanies the Sycamore Highlands Specific Plan.
2. In order to properly control access to Sycamore Canyon Park, fencing shall be provided by the developer where project roadways abut Sycamore Canyon Park.
3. The developer shall provide, subject to City review and approval, fencing between the Estates Lots and Sycamore Canyon Park to prevent uncontrolled access into Sycamore Canyon Park.

E. OTHER REQUIREMENTS

The developer shall comply with the conditions of approval on all cases filed with the City of Riverside to implement the Sycamore Highlands formerly Lusk-Highlander Specific Plan unless such conditions are modified in the future pursuant to adopted city procedure.

